



MEMORANDUM

TO: Matthew Brower, City Manager

FROM: Matthew Wheeler, Community Development Director

DATE: September 8, 2016

RE: Village 1 Infrastructure Finance Plan – Additional Requested Information

During the September 6, 2016 City Council Workshop, several questions were raised by Council Members related to the Village 1 Infrastructure Finance Plan and the Template Development Agreement for properties within the Village 1 Specific Plan Area (V1SPA). Staff committed to providing additional information on these topics in advance of next week's City Council Meeting. This memorandum and its attachments are prepared for your and Councilmembers' information, as requested.

Questions and Topics Raised at Council Workshop

The September 6th Council Workshop included two discussion items which are scheduled for action at next week's regular City Council meeting. Those items are:

- Recommended approval of the Village 1 Infrastructure Finance Plan; and
- Recommended approval of the FORM of a Development Agreement Template for properties within the Village 1 Specific Plan Area

The questions/topics raised by Councilmembers are captured in the table below for ease of tracking and discussion. The table indicates where the additional follow up information is provided - either in the body of this memo or in one of the listed attachments. Some of the questions are related to topics which do not materially affect the Village 1 Infrastructure Finance Plan and are denoted accordingly in the table.

Item #	Question / Topic Description	Response Provided in [Location Specified]	Does Topic Affect Infrastructure Finance Plan? [yes/no]
1	Can we provide an estimated cost for programming and construction of the Regional Park in Village 1?	Memo V1M1 Attached	No
2	How will the City confirm the Regional Park land is cleaned up prior to City acquisition?	Memo V1M1 Attached	Yes
3	What constitutes a "Developer or Development" which would trigger Infrastructure Finance Plan Participation?	Included in this Memo (below)	Yes
4	How are PFE Fee Credits valued?	Memo V1M2 Attached	No
5	How do we control cost escalation on PFE Projects, and what happens if actual costs are higher than estimates?	Memo V1M2 Attached	No
6	When are PFE Projects within V1SPA adopted, and what sets the PFE Fee for the V1SPA?	Memo V1M3 Attached	Yes
7	Please explain operation of V1SPA water infrastructure and discuss question of looping	Memo V1M4 Attached	Yes
8	Please explain implementation of V1SPA trails as backbone trail system exhibit is not clear	Memo V1M5 Attached	Yes



9	Will there be an assessment of an Administrative Fee to process and reconcile plan area fees and backbone infrastructure expenditures?	Included in this Memo (below)	Yes
10	Does fiscal analysis account for some percentage of un-collected property tax (due to delinquency)?	Memo V1M6 Attached	No
11	What is the number of Police Officers (per population) used in the fiscal analysis and does this require a General Plan Amendment?	Future Memo to be provided prior to Council Meeting	No
12	What is the cost per officer and the proportional amount included in the Services CFD?	Future Memo to be provided prior to Council Meeting	No
13	Is \$500/unit in services CFD adequate to cover public safety costs?	Future Memo to be provided prior to Council Meeting	No
14	Please show the breakdown of costs for each category included in the CFDs. What City services are not included in the CFD costs and why?	Future Memo to be provided prior to Council Meeting	No
15	Is maintenance of the Open Space Preserves included in the CFD?	Included in this Memo (below)	No
16	Can a Community Facilities District (CFD) be dissolved by a simple majority vote and what strategies are available to reduce or eliminate this risk?	Future Memo to be provided prior to Council Meeting	No
17	What is the history of CFDs being voted out?	Future Memo to be provided prior to Council Meeting	No
18	Are there other (more robust) financing options available besides CFDs?	Future Memo to be provided prior to Council Meeting	No
19	Template D.A. Section 3.4.2 requires additional explanation: Water Supply	Update Template D.A. to be provided prior to Council Meeting	No
20	Template D.A. Section 3.8.3 requires additional explanation: is monitoring of Open Space Preserves performed by the City? Who will cover costs?	Update Template D.A. to be provided prior to Council Meeting	No
21	Template D.A. Section 1.8a requires additional discussion: Administrative Modifications	Update Template D.A. to be provided prior to Council Meeting	No
22	Template D.A. Section 1.9.1 requires additional discussion: Terms of Administrative Agreement	Update Template D.A. to be provided prior to Council Meeting	No

Items indicated in the table as being included in this memorandum are included below.

Item #3

Development within the Village 1 planning area consists of both physical development and change of use of buildings or land. The Village 1 Specific Plan and General Development Plan characterization of “development” includes:

- Building operations (e.g. structural alterations, construction, rebuilding, most demolition);
- Material changes of use of land and buildings;
- Engineering operations (e.g. grading);
- Other operations normally undertaken by a person carrying on a business as a builder;



- Subdivision of property

For the purposes of this discussion; material changes to land use, construction, and subdivision of property are understood to trigger participation in the Infrastructure Finance Plan.

Item #9

The Infrastructure Finance Plan includes administration fees for the following City review and Administration functions:

\$3,200,000 – Backbone Infrastructure Plan Checking, Engineering Estimate Review, and Inspection (4% - Soft Costs)

\$ 40,000 – City Infrastructure Finance Plan Initial Set-Up Fee (collected upon approval of plan by City Council)

\$1,200,000 – Infrastructure Finance Plan City Administration Fee (1.5% - Soft Costs)

This totals \$4,440,000 toward City Administrative functions of implementing the plan and updating plan costs, values, reimbursements, and fee tables.

Item #15

The costs associated with maintenance of open space preserves is included in the Maintenance CFD.

Please contact Matt Wheeler, Community Development Director at 916-434-3241 or Matthew.Wheeler@lincolnca.gov if you have questions or would like to discuss. Thank you.

Attachments:

Memo V1M1: Village 1 Regional Park Site and Infrastructure Finance Plan Contributions

Memo V1M2: PFE Fees, Payments, Credits and Reimbursements

Memo V1M3: Village 1 PFE Eligible Projects

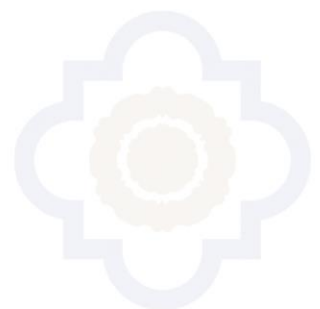
Memo V1M4: Village 1 Backbone Water System

Memo V1M5: Village 1 Backbone Trail System

Memo V1M6: Property Taxes, Assessments and Delinquencies

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MEMORANDUM V1M1

ITEM: Village 1 Regional Park Site and Infrastructure Finance Plan Contributions

DATE: September 9, 2016

FROM: Matthew Wheeler, Community Development Director

The Village 1 Specific Plan includes a large area zoned for use as a Regional Park. Much of the area zoned for use as a Regional Park includes the former Titan Missile Site property currently owned by Placer County. The County uses a portion of this property as a corporation yard, but prior uses by the County included a shooting range and fire station. Previous activities on this 46-acre parcel have resulted in contamination including:

- Surface lead contamination from shooting range
- Underground trichloroethylene (TCE) contamination

The County recently split this large parcel into three separate parcels as follows:

- Parcel 1: (+/-10.5 acres) zoned for Mixed Use/Multi-Family
- Parcel 2: (+/-4.5 acres) zoned for Regional Park which currently includes the County Corporation Yard buildings and facilities
- Parcel 3: (+/-31 acres) zoned for Regional Park which includes the underground missile silos and shooting ranges

The County currently intends to maintain its Corporation Yard operations at the Parcel 2 location for an un-specified time. Parcel 3 is the intended first lands to be transferred to the City for use as a Regional Park in the Infrastructure Finance Plan.

Surface Contamination

The surface contamination is limited to the first 1 to 2 feet of soil in specific locations on the parcel. The surface lead contamination must be cleaned up (removed) by the County under orders from the State. The County has indicated that they intend to perform the surface lead clean-up in accordance with the State requirements.

Underground TCE Contamination

Several studies have been performed at this site and surrounding properties documenting the location and concentration of TCE contamination originating from the former Titan Missile Site property. An updated investigation of the underground contamination was performed this year by Applied Engineering and Geology, Inc. (AEG) under contract with Placer County.





The previous and current investigation results indicate that the portion of the project site currently in negotiation for transfer to the City for use as a Regional Park (Parcel 3) does not contain elevated levels of TCE contamination. In general, the underground TCE contamination is centered outside the County parcel on neighboring properties across Oak Tree Lane. In addition, investigation results indicate that the TCE contamination is self-remediating and concentration levels continue to reduce over time.

However, portions of Oak Tree Lane and the County Corp Yard site (Parcel 2) which will be initially retained by the County include measurable levels of TCE contamination underground.

Site Transfer to the City

City staff has been meeting with the Village 1 Stakeholders and County staff to discuss the terms of the property transfer (Parcels 2 and 3) from the County to the City for use as a park. City staff has indicated that the City will not accept the Parcel 3 property until clean-up of the surface lead contamination is completed and the property is deemed acceptable for use as a public park. In addition, the City will expect remediation of the underground TCE contamination at the County Corporation Yard (Parcel 2) portion of the site to be completed to the satisfaction of the City and State for use as a public park, prior to entertaining acceptance of that property.

A three-party agreement between the County, City, and Village 1 Stakeholders still needs to be completed and executed between all parties before the terms of the property transfer(s) are finalized.

Village 1 Infrastructure Plan Contributions toward Regional Park Site

The Village 1 Infrastructure Plan includes plan area fee components to purchase the property. In addition, Park PFE Fees collected within the Village 1 Specific Plan Area will include a component toward City Regional Parks – which will partially fund the programming and construction of this Regional Park. These revenue/fund components are as follows:

Infrastructure Plan Fees Allocated for Park Land Acquisition, TCE Remediation, and Regional Park lake berm/release structure repairs = \$3,440,000

Regional Park Component of PFE Fee Contribution by Village 1 Units Projected in Infrastructure Finance Plan = \$5,933,489

The estimated cost for programming and construction of the Regional Park (using the conceptual park design presented in the Infrastructure Finance Plan) = \$11,290,000. Under this scenario, all of the land acquisition and remediation (if any) costs would be covered as Village 1 Infrastructure costs, and half of the park programming and construction costs would be covered by PFE revenues generated by Village 1 units.

Please contact Matt Wheeler at Matthew.Wheeler@lincolncalifornia.gov if you have questions or would like to discuss these items in greater detail. Thank you.



MEMORANDUM V1M2

ITEM: PFE Fees – Payments, Credits and Reimbursements

DATE: September 7, 2016

FROM: Steve Ambrose, Director of Support Services

The Village 1 landowners will be subject to the PFE fees determined in the study that includes the City's General Plan area. The current PFE structure includes the following categories and components:

CATEGORIES	COMPONENTS		
	Non-Critical	Critical	Admin. Fee
Sewer Connection	X_N	X	X
Water Connection			
Storage	X_N	X	X
Groundwater & Transmission	X_N	X	X
Transportation	X_N	X	X
Drainage	X_N	X	X
Community Service Fees			
Parks & Recreation			
Neighborhood Parks	X_P		X
Regional Parks	X		X
Trails	X_P		X
Community Facilities	X		X
Aquatic Facilities	X		X
Police	X		X
Fire	X		X
City Administration	X		X
Library	X		X
Solid Waste	X		X

The primary transactions that could apply to the Village 1 landowners are described as follows:

PFE Fee Payments

Similar to other developers, the Village 1 landowners will be required to pay the PFE fees to the City, to the extent that they do not have earned and/or available fee credits. PFE Non-Critical Fees identified by "**X_N**" above would be recorded into PFE accounts pooled for the Village 1 landowners, until such time that the PFE projects applicable to Village 1 have been fully funded. Once the City determines that the applicable Village 1



PFE projects have been fully funded, the City will record the fees in the city-wide accounts.

PFE Non-Critical Fees identified by “Xp” above would be considered “met” by participation in the Infrastructure Finance Plan and its construction and dedication of the neighborhood parks and trails as backbone infrastructure.

All other Non-Critical Fees, Critical Fees and Administration Fees will be received into the city-wide accounts.

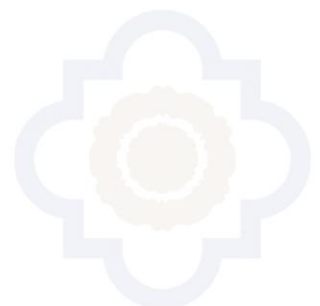
PFE Fee Credits

As with other developers in the City, the Village 1 landowners can earn PFE fee credits when they construct a PFE project to City standards and it is accepted by the City upon review and inspection. Per the City’s PFE Policy, the constructing party would earn fee credits equal to the value established in the PFE program. If the cost estimate for a PFE project is \$500,000 and the actual cost to construct is \$700,000, the PFE credits will be \$500,000. If the cost were \$350,000, the PFE credits will be \$500,000. There are some exceptions noted in the City’s policy, but that is the general rule.

Village 1 landowners may also acquire PFE fee credits from other Village 1 landowners if they are not constructing PFE projects. If developer A earns \$500,000 of fee credits, but only can apply \$300,000 on their building permits, the balance of \$200,000 may be sold to another Village 1 developer. This transaction will be tracked using a City approved Transfer Agreement.

PFE Fee Reimbursements

If developer A in Village 1 earns \$500,000 of fee credits and only applies \$300,000, the balance of \$200,000 may be reimbursed from the pool of PFE fees collected from the Village 1 landowners. The reimbursement would be based on a first-come, first-paid basis.





MEMORANDUM V1M3

ITEM: Village 1 PFE Eligible Projects

DATE: September 9, 2016

FROM: Matthew Wheeler, Community Development Director

The Village 1 Infrastructure Finance Plan includes descriptions and cost estimates for infrastructure and mitigation projects which benefit the City of Lincoln (beyond the Village 1 Specific Plan Area). The City's Public Facilities Element (PFE) Program is used to provide a funding and credit/reimbursement mechanism for projects with City-wide benefit. The current program in place is the 2012 PFE Program which includes PFE Policies and identified (named) projects with cost estimates (values).

The City is in the process of updating its PFE Program to include projects in the current City Limits and Sphere of Influence. The Village 1 Infrastructure Finance Plan has identified existing and proposed PFE eligible projects as part of the development needs for implementation of the Village 1 Specific Plan as follows:

1. Projects already identified in 2012 PFE Program
2. Projects necessary for plan implementation which would qualify as PFE eligible projects using existing PFE Policies
3. Discretionary projects added to Village 1 Specific Plan and/or Tentative Subdivision Maps by Council which would qualify as PFE eligible projects using existing PFE Policies

Updated cost estimates are included for all existing and proposed PFE projects in Village 1 Infrastructure Finance Plan. We anticipate the projects and cost estimates identified as PFE Eligible Projects in the Infrastructure Finance Plan will be included in the PFE update. However; we recognize that the PFE Update is expected to occur after approval of the Village 1 Infrastructure Finance Plan. For this reason, we propose the following contingency language be added to the Village 1 Infrastructure Finance Plan document:

If projects necessary for Specific Plan implementation and identified in the Infrastructure Finance Plan as PFE Eligible Projects - are not included in the City's PFE Update; then projects shall become part of Backbone Infrastructure obligations of the Specific Plan and shall become part of the cost (plan area fee) obligation of the Infrastructure Finance Plan

If discretionary projects which were added to the Village 1 Specific Plan and/or Tentative Subdivision Maps identified in the Infrastructure Finance Plan as PFE Eligible Projects - are not included in the City's PFE Update; then projects shall no longer be required to be constructed by Village 1 Specific Plan participants, and shall be removed from obligations of Specific Plan and Tentative Subdivision Maps

Attachments:

Attachment 1 – Summary of PFE Projects and Categories in Village 1 Infrastructure Finance Plan

Engineer's Opinion of Costs					
Village 1 Infrastructure Finance Plan PFE Improvements - Comparison to PFE 2012 Policy & Current Programming Summary					
Category	Water	Drainage	Wastewater	Circulation	Total
PFE Improvements within 2012 PFE or Within Existing 2012 PFE City Policy					
PFE Improvements Within Existing City PFE 2012 Policy	\$1,585,000	\$0	\$0	\$9,328,900	\$10,913,900
PFE Policy Improvements Requested Items by City Council & Not a Village 1 Specific Plan Requirement	\$0	\$0	\$0	\$10,024,500	\$10,024,500
PFE Improvements Within Existing City PFE 2012 Policy, Requested for PFE Update	\$150,900	\$1,438,800	\$991,600	\$3,959,200	\$6,540,500
Subtotal	\$1,735,900	\$1,438,800	\$991,600	\$23,312,600	\$27,478,900

PFE Improvements Requested; Outside Existing Policy					
PFE Improvements Requested; Outside Existing Policy	\$0	\$0	\$0	\$148,100	\$148,100
Subtotal	\$0	\$0	\$0	\$148,100	\$148,100

Total	\$1,735,900	\$1,438,800	\$991,600	\$23,460,700	\$27,627,000
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Engineer's Opinion of Costs Village 1 PFE Eligible Construction Items Comparison to City PFE 2012 Policy Backbone Water									
	City Project No.	Item #	Improvement	Description	Section	City 2012 Project Cost	V1FP Total Cost		
Water System									
Existing City PFE Program	W-13E; W-13F	V1W1	30" Water Line	From the water tank south of Village 1 to Oak Tree Lane South, upsized from 16" water line.	Oak Tree Lane to Water Tank 2	\$ 1,186,100	\$ 273,100		
		V1W2	30" Water Line	From W1, east along Oak Tree Lane South to the entrance of the Hidden Hills subdivision, upsized from 16" water line.	Oak Tree Lane 5				
					Oak Tree Lane 7				
					Oak Tree Lane 4				
					Oak Tree Lane 3				
	W-13D	V1W3	30" Water Line	Along Oak Tree Lane South, from the entrance of the Hidden Hills subdivision to the connection with the proposed 24" water line, upsized from 16" water line.	Oak Tree Lane 8	(see Note 1)	\$ 148,000		
		V1W4	18" Water Line	Along Oak Tree Lane South, from the end of the 30" pipe to the intersection of Oak Tree Lane and McBean Park Drive, upsized from 16" water line.	Oak Tree Lane 9	\$ 330,600	\$ 65,800		
		V1W5	24" Water Line	Relocate 24" Waterline in the area of the new culvert crossing of Oak Tree Lane approximately 200 LF	Oak Tree Lane 9	(see Note 2)	\$ 17,200		
	W-17B	V1W6	24" Water Line	Along Oak Tree Lane North from Oak Tree Lane and McBean Park Drive intersection to the entrance to La Bella Rosa subdivision, upsized from 16" water line.	Oak Tree Lane 10	\$ 165,300	\$ 332,300		
		V1W7	24" Water Line	Along Oak Tree Lane North, from the entrance to La Bella Rosa subdivision to Ferrari Ranch Road and Oak Tree Lane intersection, upsized from 16" water line.	Oak Tree Lane 11		\$ 105,400		
W-18	V1W8	18" Water Line	Along Oak Tree Lane North, from the intersection of Ferrari Ranch Road and Oak Tree Lane to Virginiatown Road, upsized from 16" water line.	Oak Tree Lane 12	\$ 52,200	\$ 194,700			
				Oak Tree Lane 13					
Existing City PFE Program Subtotals:						\$1,734,200	\$1,585,000		
Proposed PFE Items within to City Council Approval to City Existing Policy & Subject	V1W9	18" Water Line	Along Virginiatown Road from the end of the existing 18" water line, east to 600 LF past the intersection of Oak Tree Lane and Virginiatown Road, upsized from 16" water line.	Virginiatown Road 1	N/A		\$ 35,700		
				Virginiatown Road 2					
	V1W10	18" Water Line	Along State Route 193, east from Oak Tree Lane to east entrance of Turkey Creek Estates upsized from 16" water line.	State Route 193 1	N/A		\$ 115,200		
				State Route 193 2					
				State Route 193 3					
			State Route 193 4						
Proposed PFE Items Within Existing Policy Subtotals:						\$0	\$150,900		
Grand Totals:						\$1,734,200	\$1,735,900		

Note 1: Current City PFE Policy is 100% funding for 42" pipe.

Note 2: Current City PFE Policy is 100% funding for 30" pipe.

Engineer's Opinion of Costs Village 1 PFE Eligible Construction Items Comparison to City PFE 2012 Policy Backbone Drainage						
	City Project No.	Item #	Improvement	Description	Section	V1FP Total Cost
Storm Drainage System						
Proposed PFE Items within City Existing Policy & Subject to City Council Approval		V1D1	Ingram Slough Dam	Improve the existing dam, located east of Oak Tree Lane South; which benefits Lincoln Hills in addition to Village 1.	Drainage Basin	\$1,320,000
		V1R8	Oak Tree Lane North	12'x5' Arch Pipe Culvert under PFE inside lanes at NID canal crossing.	Oak Tree Lane 7	\$118,800
Proposed PFE Items Within Existing Policy Subtotals:						\$1,438,800
Grand Totals:						\$1,438,800

Engineer's Opinion of Costs Village 1 PFE Eligible Construction Items Comparison to City PFE 2012 Policy Backbone Wastewater						
	City Project No.	Item #	Improvement	Description	Section	V1FP Total Cost
Wastewater System						
Proposed PFE Items within City Existing Policy & Subject to City Council Approval		V1S1	30" Sewer Line	Along Ferrari Ranch Road North from the existing sewer at Ferrari Ranch Road and McBean Park Drive intersection, to the entrance to the bore and jack crossing, upsized from 12" sewer line.	Ferrari Ranch Road 1	\$362,000
		V1S2	24" Sewer Line	Along Ferrari Ranch Road North, from the bore and jack crossing to southwest boundary of La Bella Rosa subdivision, upsized from 10" sewer line.	Ferrari Ranch Road 2	\$194,800
					Ferrari Ranch Road 3	
		V1S3	24" Sewer Line	Along Ferrari Ranch Road North, from the southwest corner of La Bella Rosa subdivision to the intersection of Ferrari Ranch Road and Oak Tree Lane, full improvement cost.	Ferrari Ranch Road 4	\$434,800
Proposed PFE Items Within Existing Policy Subtotals:						\$991,600
Grand Totals:						\$991,600

Engineer's Opinion of Costs Village 1 PFE Eligible Construction Items Comparison to City PFE 2012 Policy Backbone Roadway					
City Project No.	Item #	Improvement	Description	Section	V1FP Total Project Cost
Backbone Roadway System					
Existing City PFE Program	R-23B; R-39; R-56i;	Ferrari Ranch Road South	Along Ferrari Ranch Road South from the existing bridge east of Lincoln Blvd. to McBean Park Drive, 2 lanes, median landscaping and 2 traffic signals at Ingram Parkway and Sun City Blvd.	Ferrari Ranch Road 1	\$2,880,230
	R-36	Ferrari Ranch Road/McBean Park Drive Intersection Traffic Signal	Including full signal appurtenances and associated pavement widening and necessary intersection revisions.	McBean Park Drive 1	\$391,500
	R-38B	Oak Tree Lane/McBean Park Drive Intersection Traffic Signal	Including full signal appurtenances and associated pavement widening.	Oak Tree Lane 8	\$290,000
			South side of McBean Park Drive between west side of Ferrari Ranch Road and Oak Tree Lane, 1 lane, NEV lane, 1/2 median landscaping and frontage Landscaping (35' wide overall City may elect to spread or disburse over entire width of landscape corridor).	McBean Park Drive 8	\$1,088,800
	R-19A	McBean Park Drive	From the intersection of Ferrari Ranch Road and McBean Park Drive to intersection of Oak Tree Lane and McBean Park Drive, 2 lanes.	McBean Park Drive 2	\$2,244,809
				McBean Park Drive 3	
				McBean Park Drive 4	
				McBean Park Drive 5	
				McBean Park Drive 6	
				McBean Park Drive 7	\$584,500
				McBean Park Drive 8	
				State Route 193 7	
				State Route 193 8	\$1,657,789
				State Route 193 1	
				State Route 193 2	
				State Route 193 3	(see Note 1)
R-23D	V1FL1	Ferrari Ranch Road South	Along Ferrari Ranch Road South from the existing bridge east of Lincoln Blvd. to McBean Park Drive, 5,000 LF of landscaping.	Ferrari Ranch Road 1	N/A
Existing City PFE Program Subtotals:					\$7,464,328
Existing City PFE Program Subtotals:					\$9,328,900

Engineer's Opinion of Costs Village 1 PFE Eligible Construction Items Comparison to City PFE 2012 Policy Backbone Roadway						
City Project No.	Item #	Improvement	Description	Section	City 2012 Project Cost	V1FP Total Cost
Backbone Roadway System						
City Council Requested Additional 2 lanes + bridge along Oak Tree Lane (Not a Village 1 Requirement)	V1R8	Oak Tree Lane North	From the intersection of Oak Tree Lane and McBean Park Drive north to the entrance of La Bella Rosa Subdivision, 2 inside lanes, 12'x5' Arch Pipe Culvert under PFE inside lanes at NID canal crossing.	Oak Tree Lane 10	N/A	\$597,900
	V1R9	Oak Tree Lane/School South Entrance Intersection Traffic Signal	Including full signal appurtenances and associated pavement widening.	Oak Tree Lane 10		\$455,500
	V1R10	Oak Tree Lane/School North Entrance Intersection Traffic Signal	Including full signal appurtenances and associated pavement widening.	Oak Tree Lane 11		\$455,300
	V1R11	Oak Tree Lane North	From entrance to La Bella Rosa Subdivision to the intersection of Ferrari Ranch Road and Oak Tree Lane, 2 inside lanes	Oak Tree Lane 11		\$172,300
	V1R13	Oak Tree Lane North	2-lane box girder bridge across Auburn Ravine, with span of approximately 400 LF includes abutments and approaches.	Oak Tree Lane 12		\$7,260,100
	V1R14	Oak Tree Lane North	From north end of bridge to the intersection of Virginiatown Road, 2 inside lanes.	Oak Tree Lane 12		\$821,200
	V1R15	Oak Tree Lane North	From the intersection of Oak Tree Lane and Virginiatown Road, south along the west side of Oak Tree Lane North to the southeast corner of the City property, 1 lane, curb, gutter and sidewalk.	Oak Tree Lane 12		\$250,700
	V1FL 5	Oak Tree Lane North	From the intersection of Oak Tree Lane and Virginiatown Road, south along the west side of Oak Tree Lane North to the southeast corner of the City property.	Oak Tree Lane 12		\$11,500
	City Council Requested Improvements Subtotals:				\$0	\$10,024,500

Engineer's Opinion of Costs Village 1 PFE Eligible Construction Items Comparison to City PFE 2012 Policy Backbone Roadway							
	City Project No.	Item #	Improvement	Description	Section	V1FP Total Cost	
Backbone Roadway System							
Proposed PFE Items within City Existing Policy & Subject to City Council Approval	V1R16	Virginiatown Road		From the intersection of Oak Tree Lane and Virginiatown Road, west along the south side of Virginiatown Road to the northwest corner of the City property, 1 lane.	Virginia Town Road 2	\$286,300	
	V1FL 6	Virginiatown Road		From the intersection of Oak Tree Lane and Virginiatown Road, west along the south side of Virginiatown Road to the northwest corner of the City property.	Virginiatown Road 2	\$17,800	
	V1R3	Ferrari Ranch Road North		From the intersection of McBean Park Drive and Ferrari Ranch Road north to the end of the transition from a 4 lane road to 2 lane road, 2 inside lanes and transition.	Ferrari Ranch Road 2	\$245,800	
	V1R4	Oak Tree Lane/Sierra College Boulevard Intersection Traffic Signal		Including full signal appurtenances and associated pavement widening.	Sierra College Boulevard 1	\$1,826,100	
	V1R5	Oak Tree Lane South		In addition to V1R6, west side of Oak Tree Lane South from the southern boundary of the condo parcel to the southeast corner of the church parcel, 1 lane, curb gutter & sidewalk, 1/2 median landscaping and frontage landscaping	Oak Tree Lane 9	\$526,200	
	V1R6	Oak Tree Lane South		Along west side of Oak Tree Lane South in front of existing condo parcel, 1 lane, curb gutter & sidewalk, 1/2 median landscaping and frontage landscaping.	Oak Tree Lane 9	\$237,100	
	V1R12	Oak Tree Lane/Ferrari Ranch Road Intersection Traffic Signal		Including full signal appurtenances and associated pavement widening.	Oak Tree Lane 11 Oak Tree Lane 12	\$387,800	
	V1R21	State Route 193/North South Collector Intersection Traffic Signal		Including full signal appurtenances and associated pavement widening.	State Route 193 3 State Route 193 9	\$432,100	
	Proposed PFE Items Within Existing Policy Subtotals:					\$3,959,200	
	Requested, but Outside Existing City Policy	V1FL 3	Oak Tree Lane South		Along west side of Oak Tree Lane South in front of existing condo parcel, frontage landscaping.	Oak Tree Lane 7	\$45,800
V1FL 4		Oak Tree Lane South		In addition to the FL3, west side of Oak Tree Lane South from the southern boundary of the condo parcel to the southeast corner of the church parcel, frontage landscaping.	Oak Tree Lane 6	\$102,300	
Requested PFE Items Outside Existing Policy Subtotals:					\$0	\$148,100	
Grand Totals:						\$7,464,328	\$23,460,700

Note 1: Assumes only 3,050LF of the programmed 8,690LF (35%+/-) will be constructed with Village 1 Finance Plan.



MEMORANDUM V1M4

ITEM: Village 1 Backbone Water System

DATE: September 9, 2016

FROM: Matthew Wheeler, Community Development Director

The Village 1 Backbone Water System Plan layout and preliminary sizing was determined during preparation of the Village 1 Specific Plan (included as Attachment 1). Since adoption of the Village 1 Specific Plan and associated documents, much work has been completed on an update to the City's Water Master Plan and system model. The current projections for City water demand factors, ultimate supply needs and infrastructure have been refined using the water model prepared by the City's consultant (Tully & Young).

The Village 1 Backbone Water System infrastructure was incorporated into the active water system model to verify the following:

1. Accurate sizing of water transmission mains through the Village 1 Specific Plan Area
2. Thresholds for implementation of backbone water system improvements to support phased development in Village 1

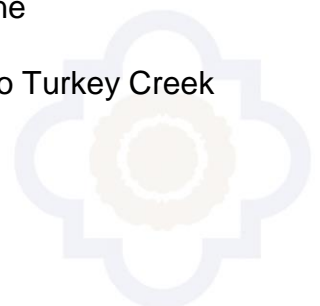
Water Transmission Main Sizing

Backbone water transmission main sizing was updated during preparation of the Infrastructure Finance Plan - using the current system model and City demand factors (reflected in the recently adopted 2015 Urban Water Management Plan). This refinement of demand factors and system model characteristics yielded a reduction in water transmission mainline sizing in several locations within the Village 1 Specific Plan Area. The updated backbone water system plan resulting from these efforts is included in the Village 1 Infrastructure Finance Plan and included in this memo as Attachment 2.

Phased Implementation of Water System

Two aspects of the Village 1 backbone water system were evaluated for capacity thresholds as it relates to phased development as follows:

- Existing 20-inch transmission main from the tanks to Oak Tree Lane
- Proposed 18-inch transmission main in HWY 193 extending east to Turkey Creek Estates





The existing 20-inch transmission main was determined to have adequate capacity to serve at least 1,000 dwelling units in Village 1. (This assumes that for every dwelling unit constructed in Village 1, there are two more units constructed elsewhere in the City and sphere of influence.) Replacement of the existing 20-inch transmission main is programmed as a Phase 1 infrastructure item in the Infrastructure Finance Plan, which means the transmission main would be replaced in advance of reaching a capacity threshold.

The Proposed 18-inch water transmission main in HWY 193 extending east from Oak Tree Lane to the Turkey Creek Estates development project will be constructed as a Phase 1 infrastructure item. The Turkey Creek Estates on-site water distribution system will connect to this transmission main in two separate locations, creating a looped system in the development. This transmission main has more than adequate capacity to serve the Turkey Creek Estates development.

As the remainder of the Village 1 Specific Plan develops, additional backbone water infrastructure will be constructed through the middle of the plan area (east of Oak Tree Lane and south of HWY 193). This area will include two (elevated) pressure zones, and will ultimately connect to the 18-inch transmission main in HWY 193 through a pressure reducing station. This ultimate connection will create additional redundancy in the water system; however the ultimate connection is not necessary to provide reliable service to the Turkey Creek Estates development.

Attachments:

- Attachment 1 – Backbone Water System Plan from Village 1 Specific Plan
- Attachment 2 – Updated Backbone Water Phasing Plan from Village 1 Infrastructure Finance Plan



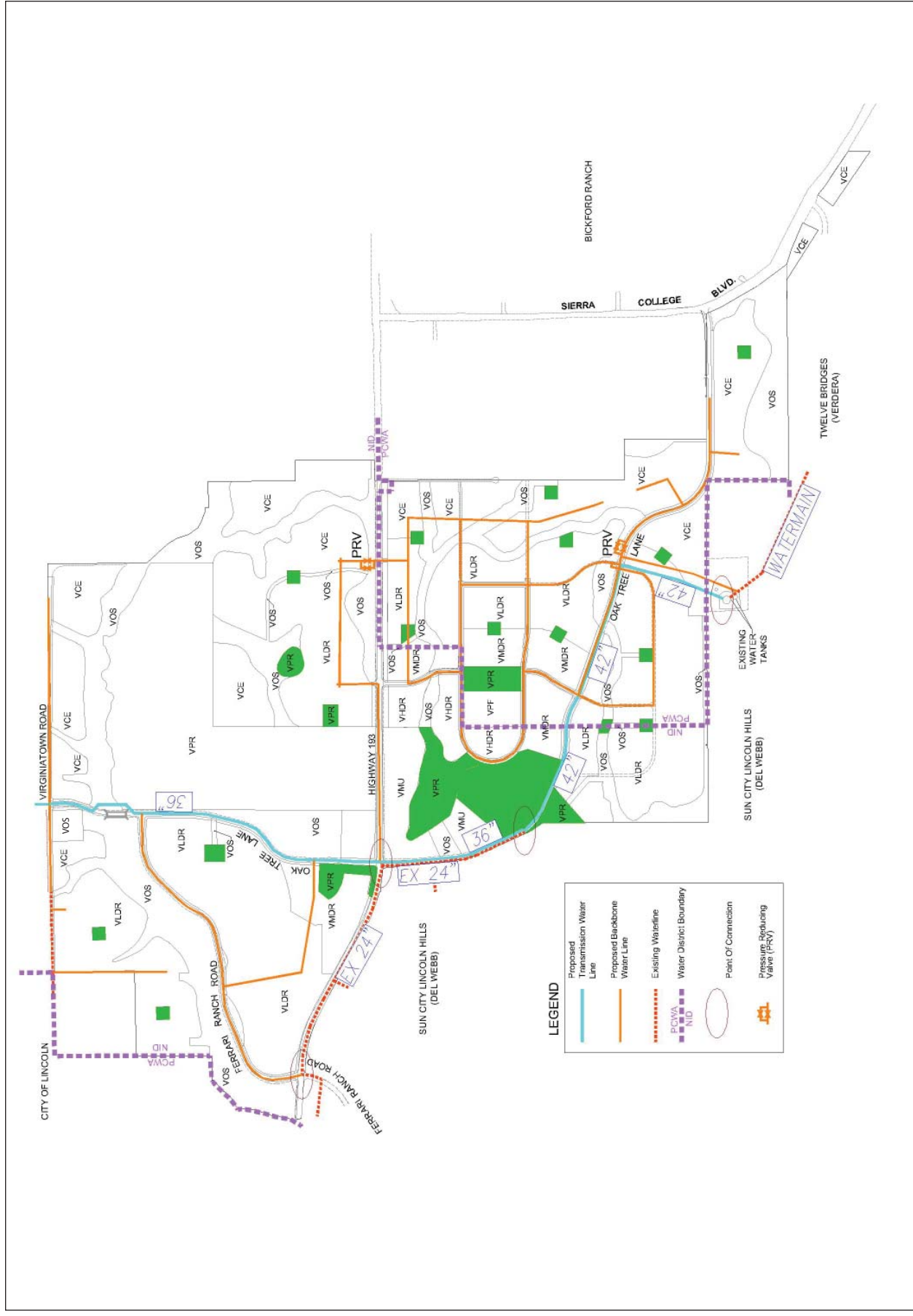
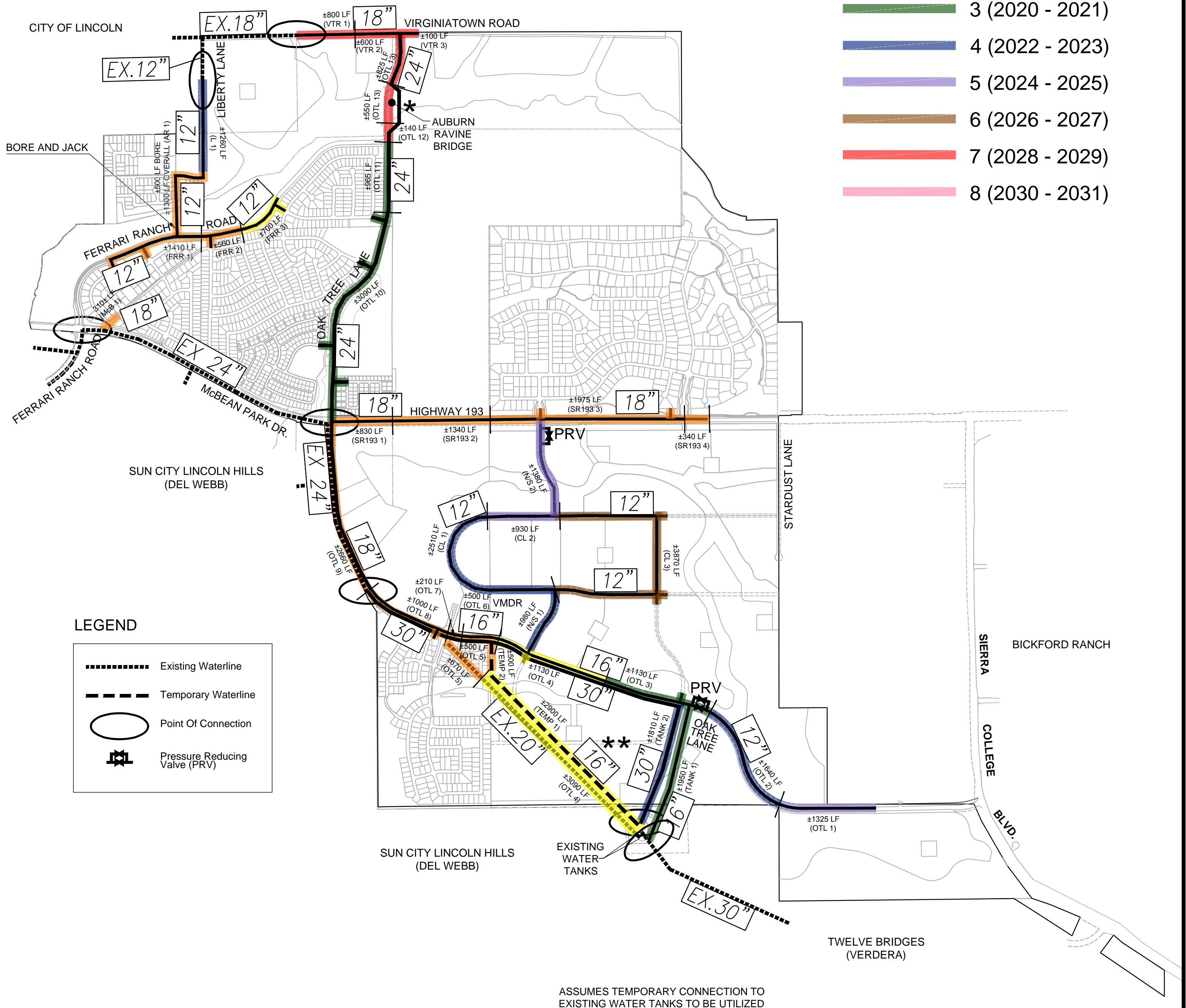


Exhibit 5.1: Backbone Water System Plan

Backbone Water

Phasing Legend

- 
- | | |
|---|-----------------|
|  | 1 (2017 - 2018) |
|  | 2 (2018 - 2019) |
|  | 3 (2020 - 2021) |
|  | 4 (2022 - 2023) |
|  | 5 (2024 - 2025) |
|  | 6 (2026 - 2027) |
|  | 7 (2028 - 2029) |
|  | 8 (2030 - 2031) |



ASSUMES TEMPORARY CONNECTION TO
EXISTING WATER TANKS TO BE UTILIZED

- * INSIDE OF PROPOSED BRIDGE
- ** TEMPORARY 16" MAIN IF ADDITIONAL CAPACITY IS REQUIRED

NOTE:

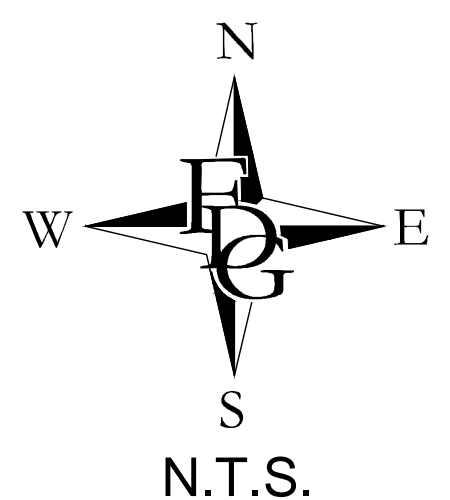
- ① NO INTERNAL VILLAGE SYSTEM, EXCEPT NORTHERLY CONNECTION AND SOUTHERLY CONNECTION TO TRUNK WATER.
- ② DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ③ IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ④ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.

Modified Backbone Water Phasing Plan (Based on Approved Specific Plan)

Revised 8/9/2016

Memo V1M4 - Attachment 2

Disclaimer:
This Exhibit is based on Specific Plan and Conceptual Design.
Finals Costs will be based on Final Improvement Plans.



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MEMORANDUM V1M5

ITEM: Village 1 Backbone Trail System

DATE: September 9, 2016

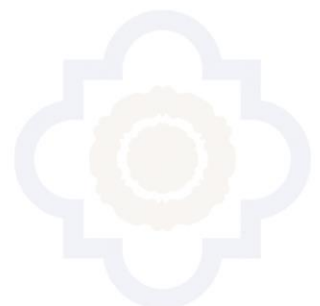
FROM: Matthew Wheeler, Community Development Director

The Village 1 Trail System Plan was determined during preparation of the Village 1 Specific Plan (included as Attachment 1). Design of initial Tentative Subdivision Maps within the Village 1 Specific Plan Area (V1SPA) provided additional refinement of Village 1 Trail System locations and features. In addition, work performed during preparation of the Infrastructure Finance Plan document helped to define which trail components are obligations of individual subdivisions (maps) and which trail components are considered Backbone Infrastructure obligations of the V1SPA.

The Backbone Infrastructure Trails as defined in the Infrastructure Finance Plan determines the cost obligation estimates for trails, which is used to inform the plan area fee obligations during implementation of the Infrastructure Finance Plan. The Village 1 Infrastructure Plan Backbone Trail System map is included as Attachment 2.

Attachments:

- Attachment 1 – Trail System Plan from Village 1 Specific Plan
- Attachment 2 – Updated Backbone Trail System Plan from Village 1 Infrastructure Finance Plan



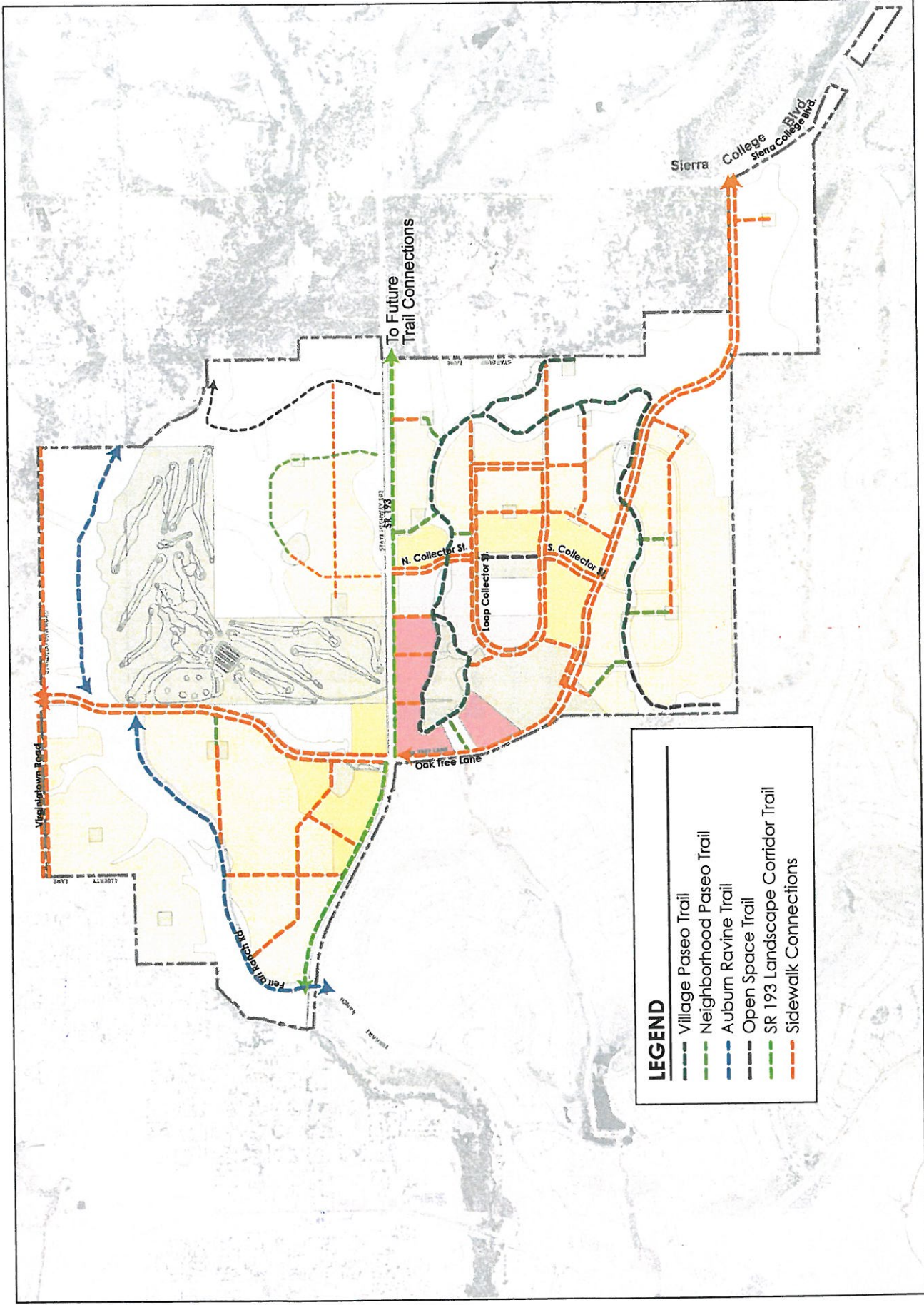


Exhibit 4.10: Pedestrian Circulation Plan

Memo V1M5 - Attachment 1

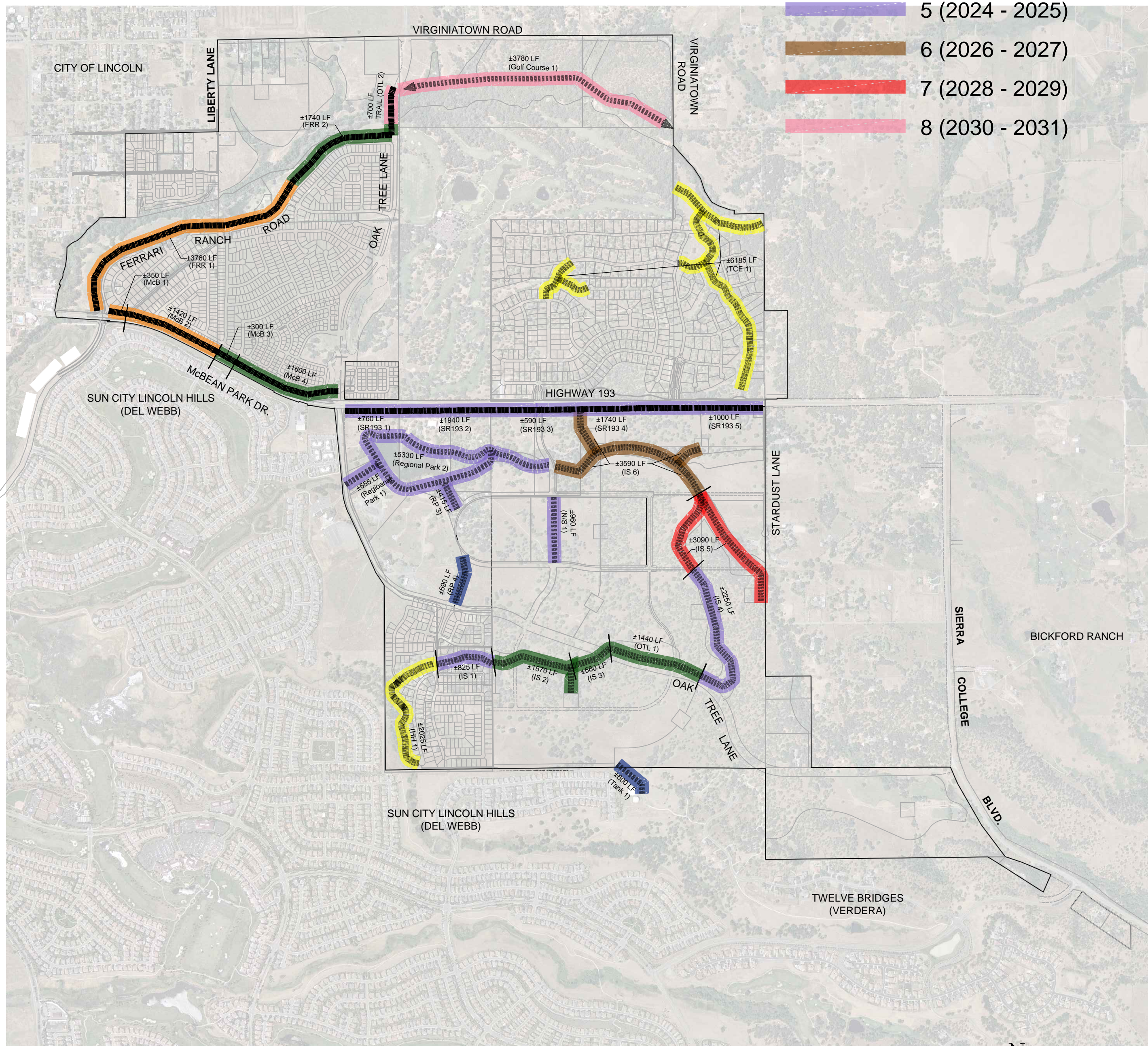
Backbone Trails Overlay Exhibit

LEGEND

Trail Type	Trail Miles
OFF STREET TRAILS	1,000
MULTI USE TRAILS	1,000
NON-INFRASTRUCTURE TRAILS	1,000

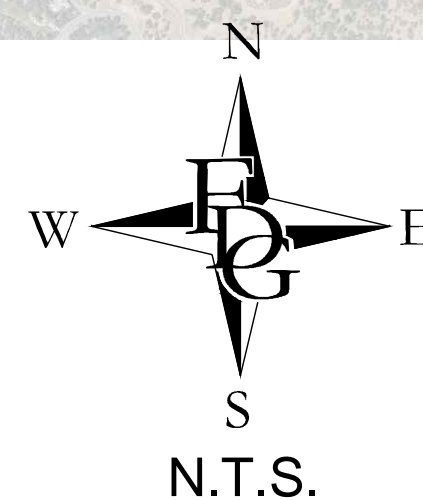
Phasing Legend

- 
- | |
|-----------------|
| 1 (2017 - 2018) |
| 2 (2018 - 2019) |
| 3 (2020 - 2021) |
| 4 (2022 - 2023) |
| 5 (2024 - 2025) |
| 6 (2026 - 2027) |
| 7 (2028 - 2029) |
| 8 (2030 - 2031) |



NOTE:

- ① DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ② IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ③ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.
- ④ REQUIRED SIDEWALKS ARE INCLUDED AS A PART OF CIRCULATION.



Memo V1M5 - Attachment 2

Disclaimer:
This Exhibit is based on Specific Plan and Conceptual Design.
Finals Costs will be based on Final Improvement Plans.



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MEMORANDUM V1M6

ITEM: Property Taxes, Assessments and Delinquencies

DATE: September 7, 2016

FROM: Steve Ambrose, Director of Support Services

In addition to property taxes, Placer County collects 1915 Act Bond and Mello Roos assessments ("assessments") on behalf of the City of Lincoln. In regards to property taxes, the County implements the Teeter Plan. The basic concept of the Teeter Plan is that the County apportions the City 100% of our secured tax levy, with the County owning the delinquent receivables. The annual current secured tax roll is apportioned 55% in December, 40% in April and 5% in June.

The County forwards the assessments collected with the secured property taxes. The delinquencies for the assessments are the City's obligation to collect. The City contracts with special tax consultants to calculate the annual assessments and file the levy amounts with the County. These consultants also respond to resident questions regarding the specific districts and pursue the collection of delinquent payments.

Using the Lincoln Crossing 2003 CFD as an example, the assessment history shows that the delinquency rate peaked in 2007-08 at 10.6% and the years before and after exceeded 6.7%. However, the initial delinquency rate for the life of the district is 3.1% and for the past 5 years the delinquency rate averaged 1%. The CFD's provide the City the ability to file a lien on properties to receive payment, an action that to date has not been necessary for any district.

